

Renton

The Right Investment

Economic development is the key to prosperity.

Renton understands the importance of a growing business community when it comes to sustaining a healthy community. That's why supporting business and encouraging new development is the number one goal of the Mayor and City Council.

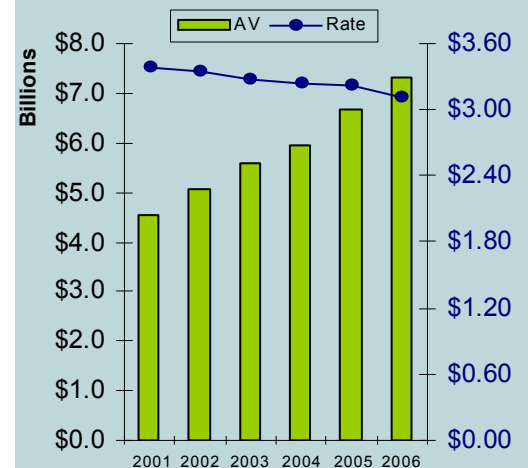
Renton's businesses are involved in the community and they are included in policy decisions at City Hall. In Renton, the door to the Mayor's office is always open to a businessperson with a concern.

This focus on economic development has resulted in great successes for Renton. And, it has allowed the City to maintain lower tax and fee rates than many neighboring communities.



Property Tax vs. Assessed Valuation

Renton's strategy is to grow its tax base so the burden is less for the individual taxpayer. Growth in assessed valuation, through an increase in property values and average \$242 million in new construction over the past 5 years has allowed the City Council to lower its property tax levy rate.



Business & Occupation Tax

Unlike other major Puget Sound cities, Renton does not levy a local B&O tax. This allows companies to keep more of the money they earn.

Local B&O Assessments (Accessed tax example for a company generating \$100 million in annual gross revenue)

	Tax Rate	Assessed Tax
Renton	0	\$0
Everett	.001	\$100,000
Bellevue	.0015	\$150,000
Seattle	.00215	\$215,000
Seattle (service-related)	.00415	\$415,000

2006	Renton	Bellevue	Kent	Redmond	Seattle	Tukwila
Population - April 1, 2006	58,360	117,000	85,650	49,890	578,700	17,930
Tax Rates (2006):						
Avg. Prop Tax/ \$1,000 AV	\$11.95	\$8.06	\$12.80	\$9.25	\$9.63	\$12.91
Electric Utility	6.0%	5.0%	6.0%	5.8%	6.0%	5.0%
Cable TV	6.0%	4.8%	5.0%	5.0%	10.0%	5.0%
B & O	N/A	0.15%	N/A	N/A	0.215%	N/A
Admissions	5.0%	3.0%	5.0%	5.0%	5.0%	5.0%
Licenses & Fees (2005):						
Business-Renewal	\$55	\$0	\$50	\$83.25	\$90	\$50
Golf (18 holes)	\$32	\$32	\$37	\$47	\$33	\$30
Dog License	\$20	\$60	\$60	\$60	\$40	\$55
Utility Rates (2005):						
Water (750 CF)	\$25.69	\$31.85	\$14.51	\$20.85	\$29.69	\$34.35
Waste water	\$39.57	\$44.87	\$36.14	\$34.79	\$34.22	\$32.60
Storm Water	\$5.55	\$3.35	\$6.65	\$11.50	\$10.13	\$4.33
Solid Waste/Garbage	\$13.44	\$15.18	\$14.37	\$11.32	\$16.10	\$10.48

Renton's strong economic base, diverse marketplace, and favorable business climate have attracted the attention of nationally recognized companies that are looking to provide employees and their families with an outstanding quality of life. Renton is becoming the center of opportunity in the Puget Sound region where businesses and families thrive.



Land Use & Development.

The City of Renton knows that time and predictability are key ingredients for business success. Renton has established a reputation in the region as a jurisdiction that is responsive in processing building permits and land use applications in a fast and efficient manner. In fact, the Governor's Competitiveness Council profiled Renton as the State model for regulatory reform.



The City offers free preliminary project review upon written request. Applications are routed to all major departments for comments and a meeting is set-up with the applicant to discuss the project as proposed and review specific requirements, needs, or constraints associated with the site. This review allows the applicant to receive vital information prior to formal site plan submittal.

City of Renton Administrative and Environmental Review Process.

From the time the City receives a completed application, simple land use decisions are completed in six to eight weeks; new commercial construction permit processing typically takes eight to 12 weeks. Additional time



is necessary for projects requiring hearing examiner review or when decisions are appealed to the City Council.

Renton's free pre-application process and its aggressive permitting timelines ensure predictability, eliminate risk, and save time and money.

Total Processing Time



Note: City staff and/or other agencies may request additional information during the review and decision-making process. Applicants should submit requested material quickly to avoid delays. Any time spent gathering data and/or additional required City review is not included in the above chart and will increase processing time.

*For projects not requiring an Environmental Impact Statement.

**If the Threshold Environmental Determination contains different mitigation conditions than those included in the optional DNS notice, this time is increased to 29 days to accommodate an additional 15-day window in advance of the appeal period.



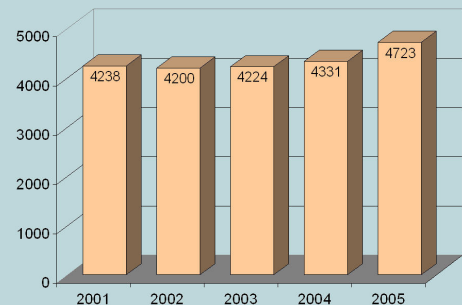
"No other city in the region could compete with Renton in speed of issuing permits and responding to our problems. We chose to locate in Renton because of the outstanding cooperation of city officials."

Bjorn Bayley,
Co-founder of IKEA in Renton

Streamlined Permitting

Renton's Development Services Division maintains an extremely high level of service with minimum staff. Six inspectors and four office staff manage a large volume of permits and more than 19,000 inspections annually. Permit review times have remained constant at two weeks for new residence and six weeks for new commercial development.

Building Permits



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or visit our website at
www.rentonwa.gov